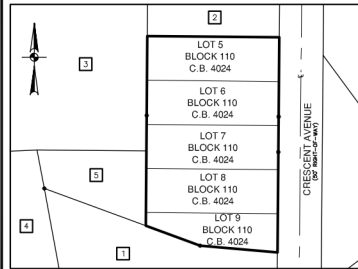


LOCATION MAP  
NOT-TO SCALE



AREA BEING REPLATTED  
SCALE: 1" = 100'

0.006 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 5, 6, 7, 8, AND PART OF LOT 9 RECORDED IN VOLUME 105, PAGES 290-296 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL OF THE CITY.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: AMERISURVEYORS, LLC

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

#### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE FURNISHING AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC (EASIMENT)", "GAS (EASIMENT)", "ANCHOR (EASIMENT)", "SERVICE (EASIMENT)", "TOWNSHIP (EASIMENT)", "UTILITY (EASIMENT)", AND "TRANSFORMER (EASIMENT)". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, WIRING, OR BURNING, WHEELS, CABLES, CONDUITS, TUBES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO BLOCK OR BLOCKED SAID FACILITIES WITHIN SAID EASIMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES, THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASIMENT AREA.
- ANY CONSIDERABLE LOSS RESULTING FROM A MODIFICATION REQUIRED OF CONSUMERS LOCATED WITHIN SAID EASIMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS WILL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER FACILITIES FOR UTILITIES UNLESS THE CHANGES TO SUCH FACILITIES ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASIMENTS, WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 100% OVERLAP ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE 1% EASIMENTS, WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE 1% FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASIMENTS.

LINE #	BEARING	LENGTH
L1	S10°59'56"E	44.49'
L2	N89°30'00"W	180.56'
L3	S00°30'00"W	130.10'
L4	N89°27'38"W	149.78'
L5	N00°30'00"E	244.00'
L6	S84°57'42"E	88.06'
L7	S69°49'51"E	188.47'

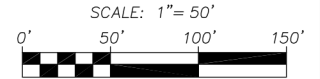
#### LEGEND

- BLK BLOCK
- BBL BUILDING SETBACK LINE
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- RPR REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 1140 --- EXISTING CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- ◇ FLOOD EASEMENT (VOL. 831, PG. 44)
- ◇ 30' BUILDING SETBACK LINE
- ◇ 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- ◇ LOT 10 AND PART OF LOT 9 AND 11, BLOCK 110, CB 4024 ALAMO HEIGHTS (VOL. 105, PGS 290-296, DPR)
- ◇ LOT 4, BLOCK 110, CB 4024 ALAMO HEIGHTS (VOL. 105, PGS 290-296, DPR)
- ◇ CITY OF SAN ANTONIO CALLED 117.1706 ACRES TRACT (PART OF OLMO'S BASIN)
- ◇ CITY OF SAN ANTONIO
- ◇ UNPLATTED 0.169 OF AN ACRE OUT OF OCL 39, COUNTY BLOCK 5216 (VOL. 13617, PG. 2178, RPR)

## REPLAT ESTABLISHING 206 CRESCENT

ESTABLISHING LOT 11, BLOCK 110, BEING ALL OF LOTS 5, 6, 7, 8 AND A 0.119 ACRE PORTION OF LOT 9 RECORDED IN VOLUME 105, PAGE 290 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 0.169 ACRE TRACT RECORDED IN VOLUME 13617, PAGE 2178 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**  
TYPE: FIRM REGISTRATION # 470  
TBPS: FIRM REGISTRATION # 10028000

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: September 24, 2015

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: PETER HOLT  
206 CRESCENT AVENUE  
ALAMO HEIGHTS, TEXAS 78209  
(214) 379-0455

THIS PLAT OF 206 CRESCENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
CITY SECRETARY, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

THIS PLAT OF 206 CRESCENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
CITY SECRETARY, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS



9/23/2015

Pape-Dawson  
Attn: Michelle Krause  
2000 NW Loop 410  
San Antonio, TX 78213

Re: Letter of Certification Recommending Approval

Plat No: 206 Crescent

Plat Date: 9/14/2015

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

*Gregory Lee*

Gregory Lee  
Customer Service Supervisor  
Customer Engineering Department



SAN ANTONIO WATER SYSTEM  
INFRASTRUCTURE PLANNING DEPARTMENT  
2800 U.S. Hwy 281 North • P.O. Box 2449 • San Antonio, TX 78298-2449

**LETTER OF CERTIFICATION FOR SUBDIVISION PLATS AND PLANS**

Approval DATE: 9/23/2015

Expire Date: 6/23/2016

SUBDIVISION NAME: 206 Crescent

PLAT NO: AH0016

TO: Pape-Dawson Engineers  
2000 NW LOOP 410  
SAN ANTONIO, TX, 78213

C.O.S.A. Major Plat:  
SAWS Major Plat:

The required data for the above subdivision, as required by Appendix A of the City of San Antonio Unified Development Codes, has been received by this department

**Deferred Impact Fee Payment: No**

**SEWER      SAWS Job Number(s):**

Sewer Impact Fee Required?

Lift Station Fee:

Sewer Fee/EDU:                      Sewer EDUs: 0

Total Sewer Impact Fee:

Total Planned Sewer Improvements - Cost Estimate:

Counter Service main Extension required: No

Sewer service is available through SAWS Counter Service Permit: No

Plat is subject to 30TAC 213.5 (b) and 213.5 (c) (Located over EARZ): No

**WATER      SAWS Job Number(s):**

Water Impact Fee Required?

Water Fee/EDU:                      Water EDUs:                      Total Water Impact Fee:

Total Planned Water Improvements - Cost Estimate:

Counter Service main Extension required: No

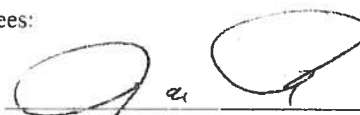
Water service is available through SAWS Counter Service Permit: No

Remarks:

Total Improvements:

Total Impact Fees:

cc: COSA Development Services  
Consultant/Engineer

  
Development Engineering Services

**Release for Recordation**



City of Alamo Heights  
**DEPARTMENT OF PUBLIC WORKS**  
6116 Broadway – San Antonio, Texas – 78209 – (210) 826-0516

September 14, 2015

To Whom It May Concern:

Please be advised that the City of Alamo Heights, Texas is the purveyor of water and sewer services for the property's physical address 206, 208 and 210 Crescent within the City limits of Alamo Heights, 6116 Broadway San Antonio, Texas 78209.

Please feel free to contact Amanda Borrego at 882-1507 if you should have any questions or further concerns with water or sewer service.

Sincerely,

A handwritten signature in black ink, reading "Patrick J. Sullivan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patrick Sullivan,  
Public Works Director